

Dollar General Proposed Site Plan
197 (or 207) Fisherville Road
Project Summary

September 20, 2013

Zaremba Program Development, LLC is proposing to construct a 9,240 SF retail building for Dollar General at 207 Fisherville Road in Concord. The proposed project includes the subdivision of three lots (catalogued locally as Map 201P/Lot 1, Map 201P/Lot 2, and Map 204P/Lot 73). They are zoned CG – General Commercial. The lots are currently owned by Thomas Cheney. Zaremba has a purchase and sales agreement to purchase the north parcel which after subdivision will be Map 201P, Lot 1 and will be 79,820 sf. The second lot will be Map 204P, Lot 73 with a total area 137,605 SF.

The existing residential building and driveways on site will be demolished including removing the existing curb cuts for each lot. The project involves construction of a 9,240 SF retail building, a new share common driveway, on-site sidewalks with a connection to the municipal sidewalk, underground utility connections, and drainage controls. The shared common driveway provides for future access for the lot to the south through an easement. The building is set back to provide adequate queue for both Dollar General and a future build-out of the 2nd parcel. As required by the City of Concord, a traffic study including intersection analyses and queue calculations was procured. Included with the application is a traffic memorandum prepared by Vanasse Hangen Brustlin, Inc. (VHB).

The building will be serviced by municipal water and sewer, natural gas, underground electric and telecommunication services. As part of the project the sewer main will be extended approximately 500 feet up Fisherville Road. The building will not be sprinklered. A fire lane is provided 25-feet from the edge of the building and provides a 15-foot access aisle between the accessible parking spaces. Bollards at the head of the aisle will protect the building from vehicles, but are spaced to provide access for emergency personnel and equipment.

Once a week Dollar General receives product delivered by a WB-67 truck. The site entrance and aisle widths have been designed to accommodate the large turning movements. The layout allows the truck to pull straight into the site then back into the loading dock at rear of the building. The layout also allows the truck to pull straight out onto Fisherville Road leaving the site.

The site soils are very well draining. The proposed drainage controls include a bio-retention area in front of the building and an infiltration pond in the rear of the site. The bioretention area will be dressed up with washed stone to enhance the landscaping in front of the building.

September 2013

Photo Sheets



From the north side of the existing residential home looking south



From the east side of the existing residential home looking west

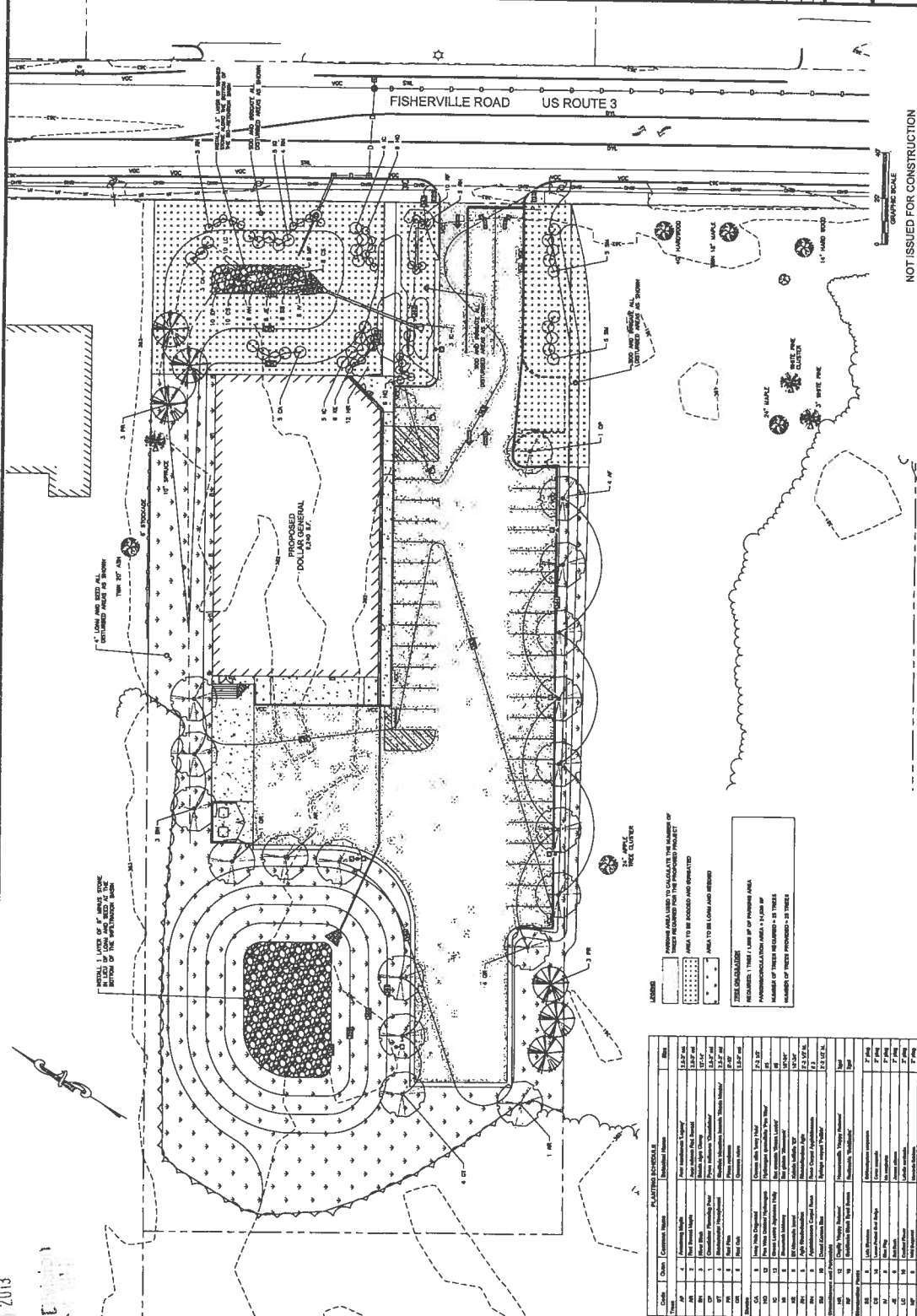
August 2013



Looking west from driveway connection at Fisherville Road



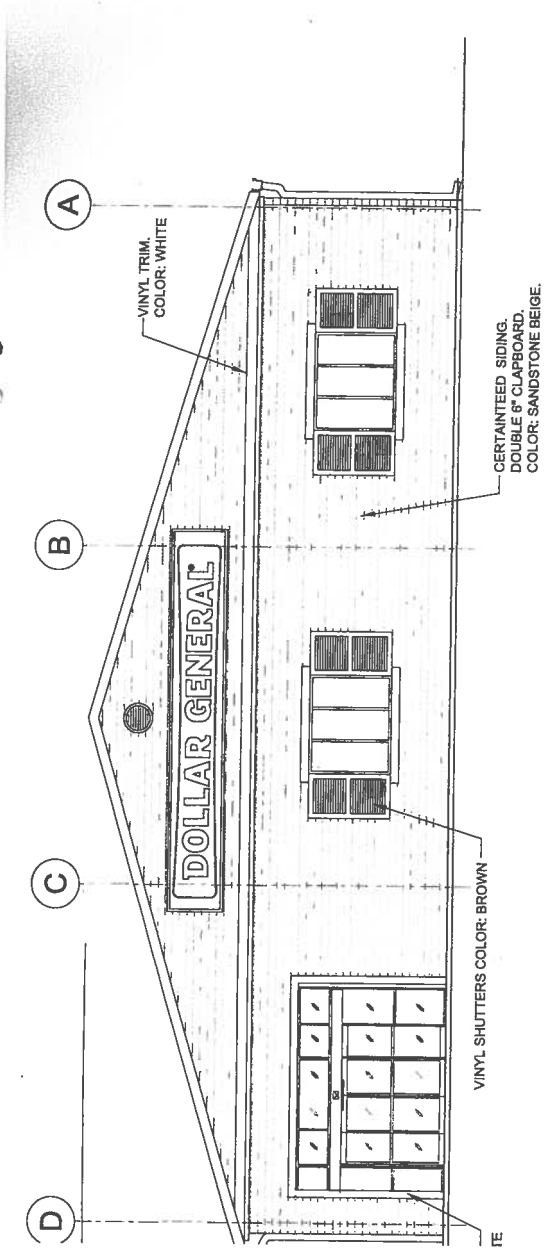
Looking west along the existing fence from Fisherville Road



NOT ISSUED FOR CONSTRUCTION

LANDSCAPE PLAN

PLAYERS ROSTER				
Code	Stats	Current Status	Statistical Status	
1	1	Active	Active	1-2-2-2
2	2	Not Playing	Not Playing	2-2-2-2
3	3	Not Playing	Not Playing	2-2-2-2
4	4	Not Playing	Not Playing	2-2-2-2
5	5	Not Playing	Not Playing	2-2-2-2
6	6	Not Playing	Not Playing	2-2-2-2
7	7	Not Playing	Not Playing	2-2-2-2
8	8	Not Playing	Not Playing	2-2-2-2
9	9	Not Playing	Not Playing	2-2-2-2
10	10	Not Playing	Not Playing	2-2-2-2
11	11	Not Playing	Not Playing	2-2-2-2
12	12	Not Playing	Not Playing	2-2-2-2
13	13	Not Playing	Not Playing	2-2-2-2
14	14	Not Playing	Not Playing	2-2-2-2
15	15	Not Playing	Not Playing	2-2-2-2
16	16	Not Playing	Not Playing	2-2-2-2
17	17	Not Playing	Not Playing	2-2-2-2
18	18	Not Playing	Not Playing	2-2-2-2
19	19	Not Playing	Not Playing	2-2-2-2
20	20	Not Playing	Not Playing	2-2-2-2
21	21	Not Playing	Not Playing	2-2-2-2
22	22	Not Playing	Not Playing	2-2-2-2
23	23	Not Playing	Not Playing	2-2-2-2
24	24	Not Playing	Not Playing	2-2-2-2
25	25	Not Playing	Not Playing	2-2-2-2
26	26	Not Playing	Not Playing	2-2-2-2
27	27	Not Playing	Not Playing	2-2-2-2
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33	33	Not Playing	Not Playing	2-2-2-2
34	34	Not Playing	Not Playing	2-2-2-2
35	35	Not Playing	Not Playing	2-2-2-2
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54	54	Not Playing	Not Playing	2-2-2-2
55	55	Not Playing	Not Playing	2-2-2-2
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88	88	Not Playing	Not Playing	2-2-2-2
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94	94	Not Playing	Not Playing	2-2-2-2
95	95	Not Playing	Not Playing	2-2-2-2
96	96	Not Playing	Not Playing	2-2-2-2
97	97	Not Playing	Not Playing	2-2-2-2
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99	99	Not Playing	Not Playing	2-2-2-2
100	100	Not Playing	Not Playing	2-2-2-2

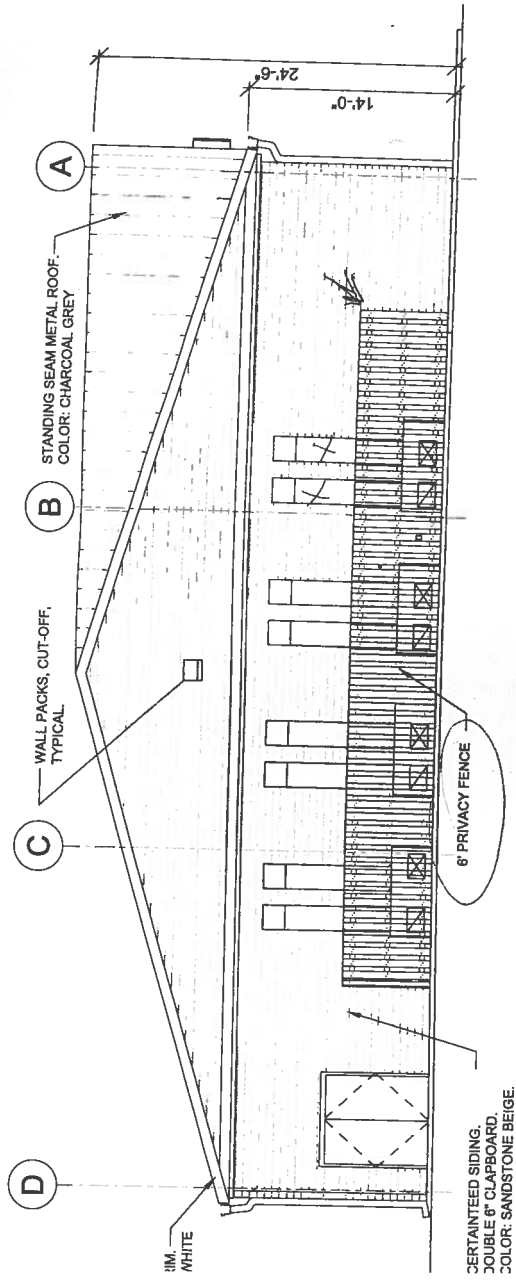


2 EAST ELEVATION
A-2A 3/16" = 1'-0"

(5)

(4)

(3)



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A-2A 3/16" = 1'-0"

